

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-1 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

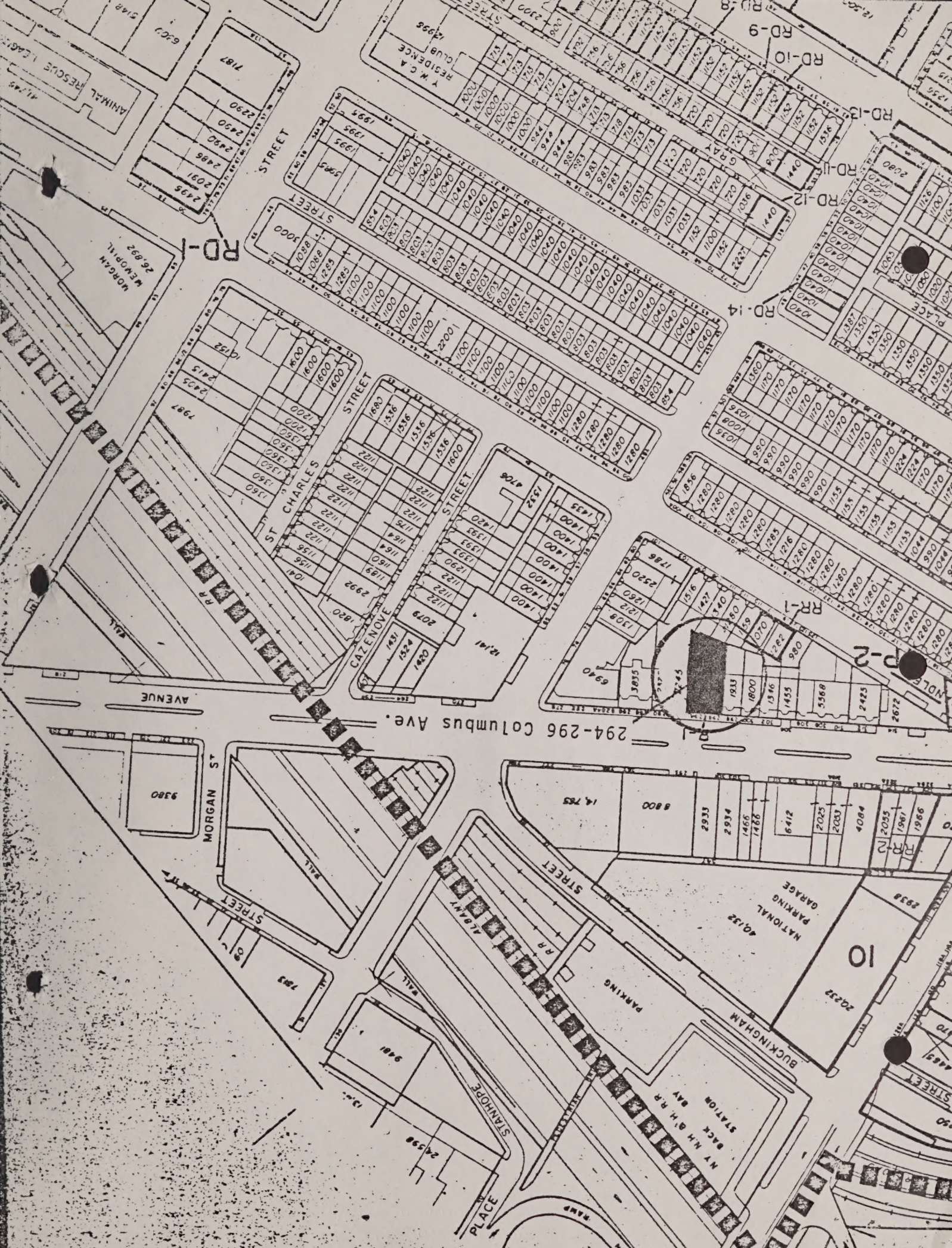
1. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel R-1 from residential to residential-upper floors, commercial and/or offices-ground floor (1).

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



15 April 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE SOUTH END
URBAN RENEWAL PLAN/PARCEL R-1

3299

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcel R-1; and that the Authority authorize the Director to proclaim by Certificate this Minor Modification.

Disposition Parcel R-1 is located at 294-296 Columbus Avenue in the South End Urban Renewal Area and contains a double building on 4,098 square feet of land. Section 602 of the South End Urban Renewal Plan calls for Parcel R-1 to be developed for Residential Use. Section 1201 of said plan provides that Minor Modifications may be made at any time by the Boston Redevelopment Authority.

A potential developer has submitted a proposal for the rehabilitation of three (3) dwelling units and one (1) commercial unit on this parcel. The developer would relocate a keypunch service from Roxbury to the South End. This move would help attract a wider range of employees. The developer further would occupy one of the apartments and would rent the other two dwelling units.

The immediate area on Columbus Avenue adjacent to Parcel R-1 is composed of buildings which are commercial--residential, the majority of which have been rehabilitated.

It is recommended that the current permitted land-use for this parcel should be changed from residential to residential-upper floors, commercial and/or offices-ground floor (1).

Finally, it is requested that the Director be authorized to proclaim by Certificate this Minor Modification.

The proposed Modification is Minor and does not substantially or materially alter or change the plan. This Modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

